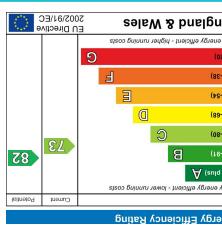
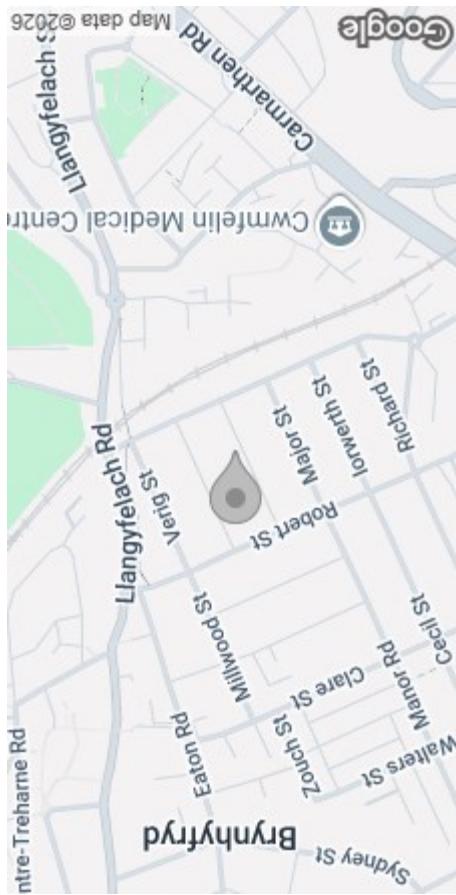




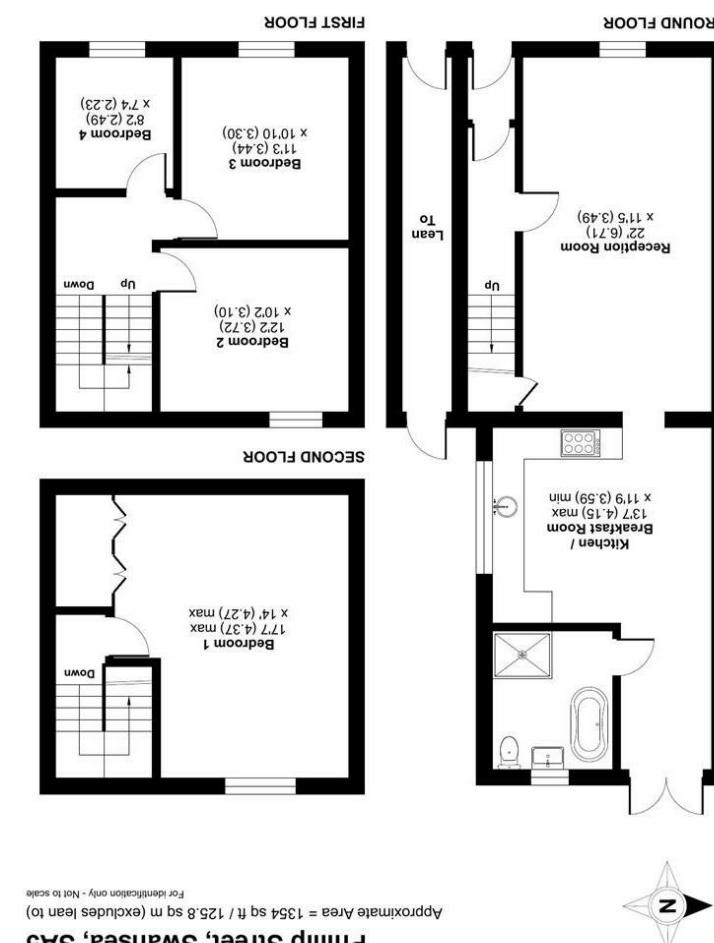
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP

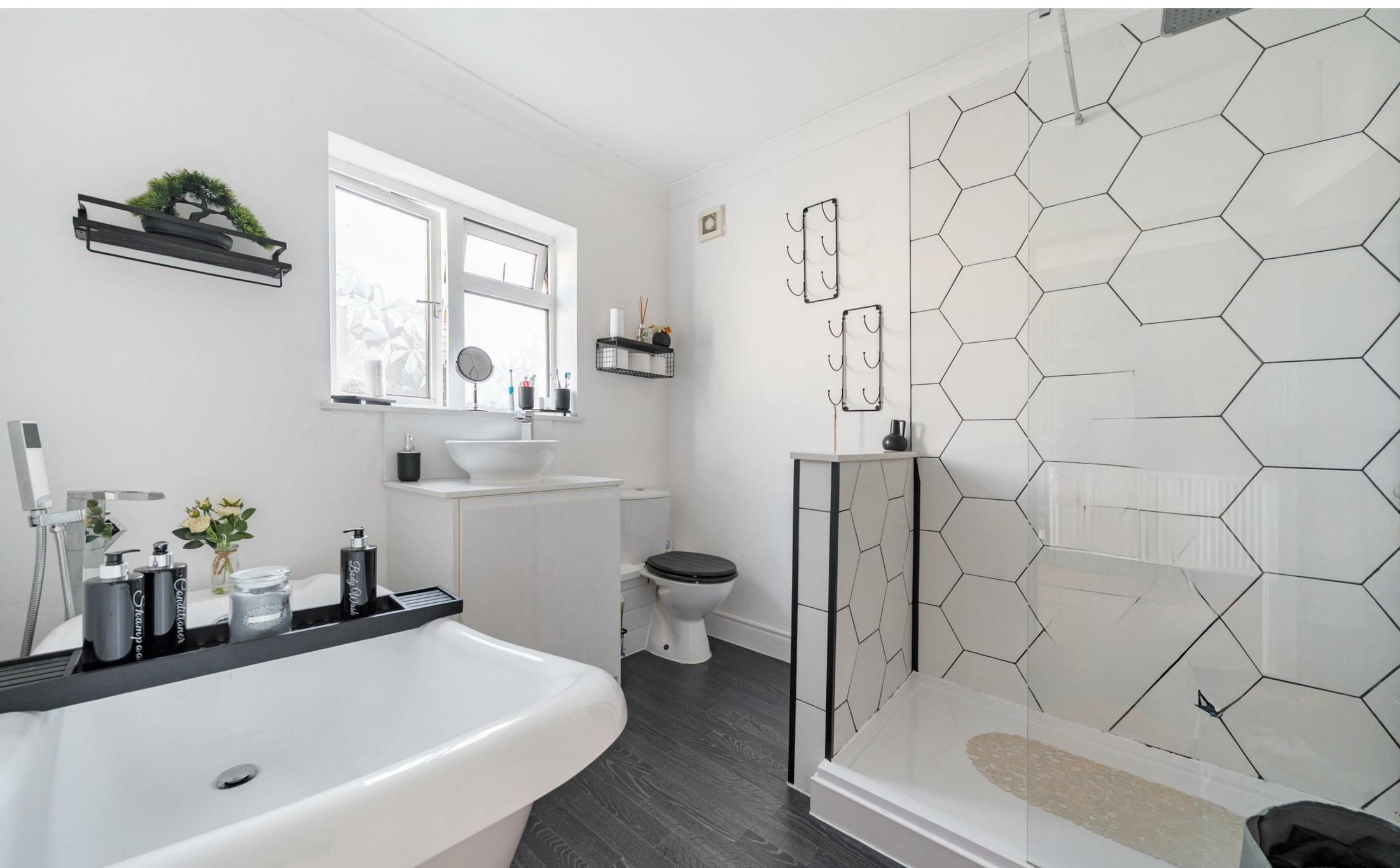


Approximate Area = 1354 sq ft / 125.8 sq m (excludes lean to)
For identification only - Not to scale

Philip Street, Swansea, SA5



FLOOR PLAN



GENERAL INFORMATION

Dawsons are delighted to present this beautifully maintained mid-terrace family home, perfectly positioned in the ever-popular area of Manselton, Swansea. From the moment you step inside, the property offers a wonderful sense of space and comfort.

The ground floor features an inviting entrance porch, hallway, a spacious lounge/dining room, a contemporary four-piece family bathroom, and a stylish fitted kitchen/breakfast room complete with French doors that open onto the rear garden—an ideal layout for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms, with a versatile additional bedroom located on the second floor, offering excellent flexibility for family needs, guests, or home working. Externally, the home benefits from a practical lean-to to the side and an enclosed rear garden with a patio area, providing a pleasant outdoor space to relax and enjoy.

Manselton is highly regarded for its welcoming community atmosphere and convenient amenities. Local shops, schools, parks, and public transport links are all within easy reach, while Swansea City Centre is just a short drive away, making this location ideal for families and commuters.



FULL DESCRIPTION

Ground Floor

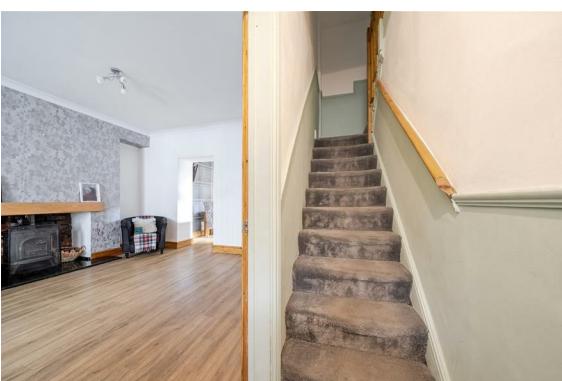
Entrance

Porch

Hallway

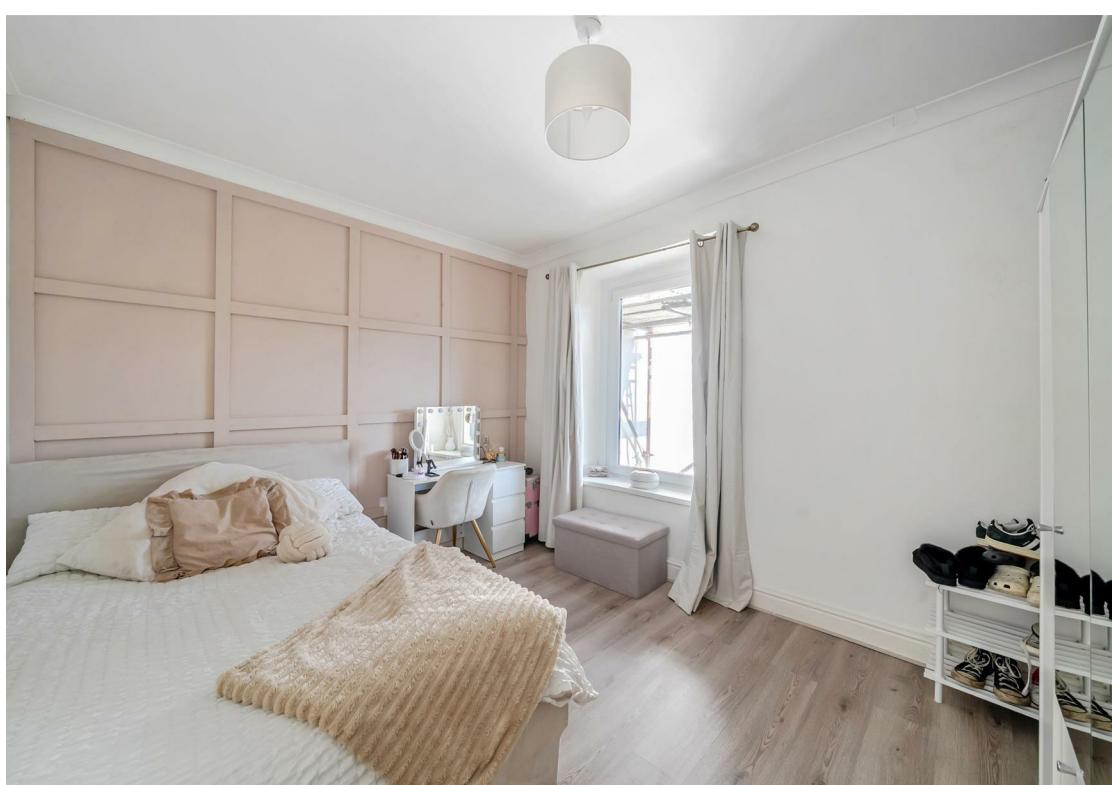
Reception Room

22'0" x 11'5" (6.71m x 3.49m)



Kitchen/Breakfast Room

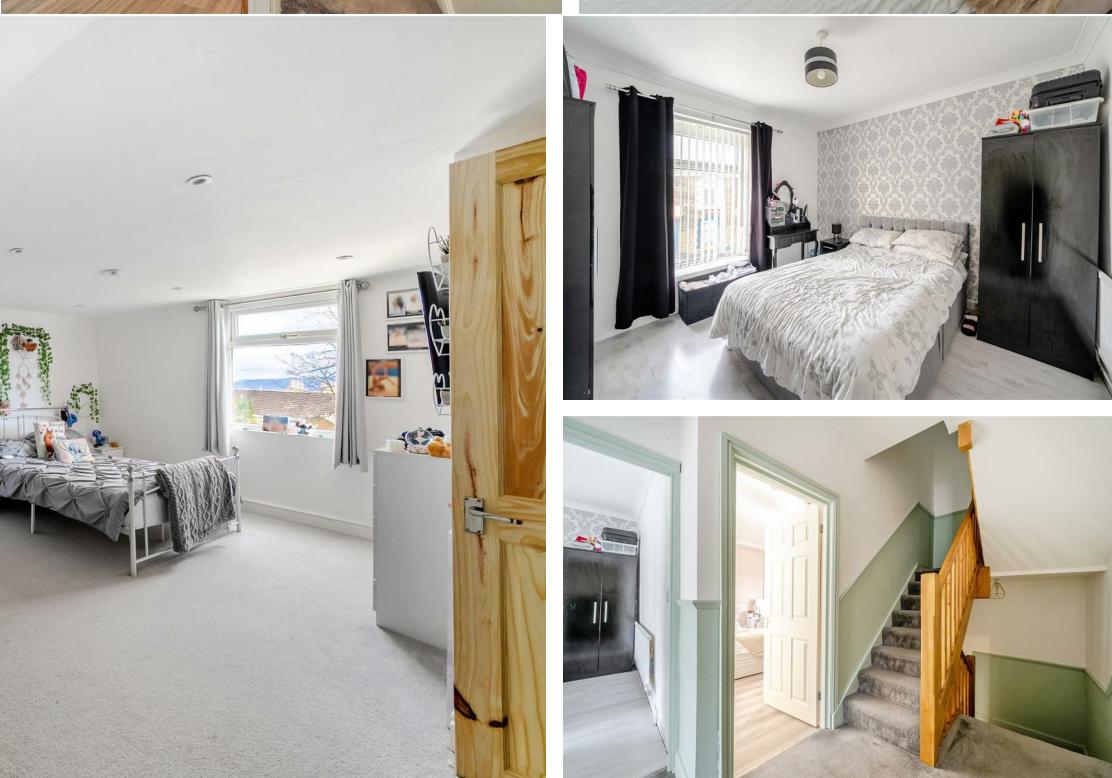
13'7" (max) x 11'9" (min) (4.15m (max) x 3.59m (min))



Bathroom

First Floor

Landing



Bedroom 2

12'2" x 10'2" (3.72m x 3.10m)

Bedroom 3

11'3" x 10'9" (3.44m x 3.30m)

Bedroom 4

8'2" x 7'3" (2.49m x 2.23m)

Second Floor

Bedroom 1

14'4" (max) x 14'0" (4.37m (max) x 4.27m)

External

Lean To at the Side

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC - C

Services

Mains Gas & Electric

Mains Sewerage

Water: Billed

"Broadband - The current supplier is (You Fibre). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

